



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 30.07.2025.**

**Item No. 294.03**

**Consideration of the applications received by the Authority for Registration of New Projects.**

(i) **Promoter: Rritam Reality LLP.**

**Project : "RRITAM PEACE VALLEY" an Affordable residential plotted colony under DDJAY-2016 on land measuring 5 acres situated in the revenue estate of Village Bahalgarh, Sector 80, Sonipat.**

**Temp ID: RERA-PKL-1734-2025**

**Present: Sh. Jyoti Sidana on behalf of promoter.**

1. This application is for registration of the project namely; "RRITAM PEACE VALLEY" bearing License No. 29 of 2025 dated 18.03.2025 which is valid upto 17.03.2030 granted by Town and Country Planning Department, Haryana in favour of Grasso Encore LLP in collaboration with Rritam Reality LLP.

2. The application was examined and following observations were conveyed to the promoter on 23.07.2025:

- i. Proof of payment of registration fee has not been submitted.
- ii. The letter authorizing Sh. Bhavesh Aggarwal to do acts on behalf of LLP is not counter signed by other partners.
- iii. Financial capability form of the promoter company does not reflect the net worth of the firm neither does it reflect as to how the promoter will develop the project and from where the funds will be arranged.



- iv. List of Professionals engaged by the Architect firm to execute the development works along with their experience may be submitted.
- v. Net worth certificate of all the partners have not been submitted.
- vi. A certificate from CA that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company be submitted.
- vii. Whether entry of license has been made in the name of promoter LLP in the revenue record or not.
- viii. Balance sheet for the year 2024-25 be submitted.
- ix. Sale deed of the licensed land be submitted.
- x. Copy of collaboration agreement vide deed no. 5510 dated 15.02.2024 has not been submitted.
- xi. As per Clause no. 3.6 of the addendum to collaboration agreement, developer has the right to develop, sell, sign and execute conveyance deed of plots, however as per clause 6.6 of the same, it is mentioned that the landowner at the request of the developer shall execute sale deeds. A clarification is needed as to who will sign the conveyance deeds to be executed with the prospective buyers.
- xii. An undertaking from the promoter be sought that both the promoter and the licensee/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- xiii. A joint undertaking needs to be submitted that the share of the landowner/licensees shall be paid from the 30% free account.
- xiv. A joint undertaking be submitted that the parties shall not alter/change the terms and conditions of Collaboration agreement and GPA without the prior approval of DTCP, Haryana and RERA Panchkula.
- xv. LLP agreement is not registered.
- xvi. Payment plan is not as per duration of project i.e., 17.03.2030.
- xvii. Date column is vacant in technical assistance agreement.
- xviii. Promoter has to obtain all the approvals in 24 months i.e., upto 14.02.2025 as per collaboration agreement whereas license is granted after that which needs to be amended/irrevocable.



3. The promoter vide reply dated 28.07.2025 has complied with the observations mentioned above except serial no. xi.
4. Since, reply to observations mentioned at serial no. xi above has still not been complied therefore, the applicant is granted one more opportunity on 06.08.2025 to comply with the above observation.
5. Adjourned to 06.08.2025.



True copy

Executive Director,  
HIRERA, Panchkula

A copy of the above is forwarded to CTP, HIRERA Panchkula, for information and taking further action in the matter.

CA/shablam  
Rashmi  
11/8/25